

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 3, 2015

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: CHARLES OLIVER, CHAIRMAN
JASPER SCIUTO, VICE CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
LISA NASH, MEMBER
AARON TUCKFIELD, MEMBER
NUNZIO PROVENZANO, MEMBER
JULIANA PLASTIRAS, MEMBER

ABSENT: None

ALSO PRESENT: Lawrence M. Scott, Township Attorney
Patrick Meagher, Planning Consultant
(Additional attendance on file at the Clerk's Office)

Chairman OLIVER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

ROLL CALL

1. Clerk KOEHS called the roll and the entire Commission was present.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and there were no additions, corrections or deletions.

MOTION by PROVENZANO seconded by NASH to approve the agenda as presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on February 17, 2015 were reviewed and any additions, corrections or deletions were discussed and made.

Vice Chairman Sciuto spoke regarding his request for the draft of the Master Plan at the meeting of February 17, 2015. His request was to receive a draft of the 2015 Master Plan, not 2008's as noted in the previous minutes.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 3, 2015

MOTION by SCIUTO seconded by PROVENZANO to approve the minutes of the meeting of February 17, 2015 with the correction as stated by Vice Chairman Sciuto.

MOTION carried.

AGENDA ITEMS:

4. **Extension of Time;** Misty Brook Estates Site Condominiums; Located on west side of Heydenreich north of Hall Road. Permanent Parcel No. 08-33-400-009 & 08-33-400-010.

Patrick S. Meagher (Planning Consultant) stated Misty Brook Estates would be a twelve (12) lot site condominiums project. This would be the first request for an extension of time. Mr. Meagher mentioned that there have been no new ordinances that would affect this project and the departments have no objection to the extension of time. Mr. Meagher stated he was recommending a one year extension.

MOTION by SCIUTO seconded by TUCKFIELD to recommend to the Board of Trustees a one year extension of time for Misty Brook Estates Site Condominiums; Located on the west side of Heydenreich Road, north of Hall Road. Permanent Parcel 08-33-400-009 & 08-33-400-010.

MOTION carried.

5. **Special Land Use;** Taco Bell Unit 5 of Macomb Park. Located on southwest corner of 26 Mile Road and Romeo Plank Road. Permanent Parcel No. 08-06-202-005.

The request was discussed and it was determined that the request for a Special Land Use for the Taco Bell in Section 06 of the Township did not meet the eight standard conditions as set forth in the Ordinance for a Special Land Use. Therefore, the Site Plan could not be addressed at this time. The Petitioner for Taco Bell requested the item be tabled indefinitely.

MOTION by SCIUTO seconded by PROVENZANO to approve the request by the petitioner to table the Special Land Use and Site Plan indefinitely for the Taco Bell Unit 5 of Macomb Park. Located on southwest corner of 26 Mile Road and Romeo Plank Road. Permanent Parcel No. 08-06-202-005.

MOTION carried.

6. **Site Plan;** Taco Bell Unit 5 of Macomb Park. Located on southwest corner of 26 Mile Road and Romeo Plank Road. Permanent Parcel No. 08-06-202-005.

The request was tabled indefinitely as noted in item #5.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 3, 2015

MOTION by SCIUTO seconded by PROVENZANO to approve the request by the Petitioner to table the Special Land Use and Site Plan indefinitely for the Taco Bell Unit 5 of Macomb Park. Located on southwest corner of 26 Mile Road and Romeo Plank Road. Permanent Parcel No. 08-06-202-005.

MOTION carried.

7. **Special Land Use;** Taco Bell Macomb Center Plaza. Located on northeast corner of Romeo Plank and 23 Mile Roads. Permanent Parcel No. 08-17-476-005.

Patrick S. Meagher (Planning Consultant), along with the Commission members and the petitioner discussed the Special Land Use and it was determined that the eight standards for a Special Land Use could not be met. Therefore, the petitioner requested that both items #7 & #8 be tabled indefinitely.

Edward Gallagher, township resident and previous Chairman of the Planning Commission, stated to the Commission and Petitioner that with regards to a special land use, "that all eight standard items must be met or it can't be approved".

MOTION by TUCKFIELD seconded by PLASTIRAS to approve the request by the Petitioner to table the Special Land Use and Site Plan indefinitely for the Taco Bell in the Macomb Center Plaza. Located on northeast corner of Romeo Plank and 23 Mile Roads. Permanent Parcel No. 08-17-476-005.

MOTION carried.

8. **Site Plan;** Taco Bell Macomb Center Plaza. Located on northeast corner of Romeo Plank and 23 Mile Roads. Permanent Parcel No. 08-17-476-005.

The request was tabled indefinitely as noted in item #7.

MOTION by TUCKFIELD seconded by PLASTIRAS to approve the request by the Petitioner to table the Special Land Use and Site Plan indefinitely for the Taco Bell in the Macomb Center Plaza. Located on northeast corner of Romeo Plank and 23 Mile Roads. Permanent Parcel No. 08-17-476-005.

MOTION carried.

9. **Preliminary Plan;** Christenbury Creek; Located on east side of Card Road ½ mile south of 23 Mile Road. Permanent Parcel No. 08-23-300-021.

Patrick S. Meagher (Planning Consultant) stated he had no objections to the proposed 134 lots/units for the Christenbury Creek Site Condominiums.

Jeff Rizzo (Fenn & Associates) and Brian Szliter (Developer) were in attendance to answer questions from the Commission.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 3, 2015

Member Nash inquired into lots 116, 117 and 118 on the site plan, mentioning they did not meet the 3 to 1 ratio of front to depth. Mr. Rizzo stated he could easily address that issue and make the corrections.

Clerk Koehs questioned the lack of crosswalks on the plans submitted, stating there was no place to cross the street. Clerk Koehs also addressed the street names; informing Mr. Rizzo and Mr. Szliter that there would be issues with addressing if they did not make changes to the street names. Mr. Rizzo informed Clerk Koehs and the Commission Members he would review the site plan regarding the issues as discussed and make the needed corrections.

Several residents who live along Card Road had concerns and questions regarding the style and what the development would look like. The developer, Mr. Szliter, stated they would be single family homes, ranches about 1,600 sq. ft., 1 ½ levels 2,200 sq. ft. and colonials at 2,400 sq. ft. at a starting price of \$400,000.00.

MOTION by NASH seconded by KOEHS to recommend approval to the Township Board of trustees the Preliminary Plan for Christenbury Creek Site Condominiums to the Board of Trustee's Located on east side of Card Road ½ mile south of 23 Mile Road. Permanent Parcel No. 08-23-300-021, with the following conditions:

- 1.)That the Petitioner addresses the 3 to 1 ratio for the front to depth of the road.
- 2.)That the Applicant addresses the issue of cross walks and their location on the site plan.
- 3.)That the Applicant addresses the street direction naming and numbering on the site plan.

MOTION carried.

(Open for Public Comments)

Gina and Kerry Price spoke regarding their home located directly across from the Kroger's and Macomb Park Shopping Center. Their issue is with all the debris from the Jets pizza, Kroger's and the other businesses in the complex that filters across Romeo Plank and onto their yard. Mr. & Mrs. Price stated they had contacted the Building and Code Enforcement and was told nothing could be done. Several of the Commission Members told the Prices to contact the shop owners and Kroger's and let them know about the problem and to also contact the Township Supervisor.

PLANNING CONSULTANTS COMMENTS

None.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 3, 2015

PLANNING COMMISSION COMMENTS

Vice Chairman Sciuto requested the project zoning maps be included in the next Commission meeting packets. Mr. Meagher assured the members they would be in the packets from now on.

ADJOURNMENT

MOTION by PLATIRAS seconded by KOEHS to adjourn the Planning Commission meeting at 8:45 p.m.

MOTION carried.

Respectfully submitted,

Charles Oliver, Chairman

Michael D. Koehs, CPM, CMC
Macomb Township Clerk
Planning Commission Secretary